

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

| AGENCY | COMMENTS |
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| <i>School Authority</i> | |
| Rocky View Schools | No response received. |
| Calgary Catholic School District | No response received. |
| Public Francophone Education | No response received. |
| Catholic Francophone Education | No response received. |
| <i>Province of Alberta</i> | |
| Alberta Ministry of Environment and Protected Areas | No response received. |
| Alberta Transportation and Economic Corridors | <p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> 1. The applicant is advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation. The subject property is within the noted permit area and, as such, any development would require the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. 2. Based on review of the previous TIA, installation of partial or delineation lighting at the highway intersection will be required as a condition of development permit approval. 3. Storm pond discharge / outfall must not enter into the highway right of way, and be contained fully within the service road right of way, |

| AGENCY | COMMENTS |
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| | directed elsewhere, and/or fully contained on site. In the 1:100 year storm event, the highway ditches may not be capable of accommodating additional flows from adjacent land development. |
| | 4. Rocky View County shall ensure a parallel east-west road network is constructed as part of the long-term plans for this area, to provide alternate access to Highway 1A via signalized intersections and/or future interchange locations, per the Glenbow Ranch ASP. |
| Alberta Sustainable Development (Public Lands) | No response received. |
| Alberta Culture and Community Spirit (Historical Resources) | No response received. |
| Alberta Energy Regulator | No response received. |
| Alberta Health Services | Ensuring any interim private sewage disposal system is completely contained within the proposed property boundaries and complies with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner. |
| Public Utility | |
| ATCO Gas | No concerns. |
| ATCO Pipelines | No concerns. |
| AltaLink Management | No response received. |
| FortisAlberta | No concerns. |
| TELUS Communications | No concerns. |
| TransAlta Utilities Ltd. | No concerns. |
| Rockyview Gas Co-op Ltd. | No response received. |
| Adjacent Municipality | |
| Town of Cochrane | I would reiterate the Town's concern with timing the determination of school site locations with the Conceptual Scheme or Local Plan level. The Glenbow Ranch ASP sets the parameters for 3 school sites, 2 to be located within Area |

| AGENCY | COMMENTS |
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| | <p>G of the ASP. This proposed Conceptual Scheme is planning a fair amount of the Area G lands, however no lands are being proposed for schools, nor are school sites mentioned in the Plan. Provision of school sites within developing areas of the County remain a concern for the Town as it is a challenge to provide land for schools within the Town that service a far larger area, with the limited amount of Municipal Reserve we are able to acquire.</p> <p>In relation to the servicing, the Town has concerns with the potential reliance on a storm pond to provide fire suppression. Specifically there are concerns about water availability, potential for ice cover on the water surface, silt in the water, etc. should Town Emergency Services be requested as backup on fire calls.</p> <p>With the proposal to move ahead prior to piped sanitary, is the proposed 4 acre communal septic field and system being designed for the ability to be tied into future piped servicing should it become available? If that occurs, what type of future land uses could occur if the septic field were to be reclaimed?</p> |
| Internal Departments | |
| Recreation, Parks, and Community Support | No concerns. |
| GIS Services | No response received. |
| Building Services | No concerns. |
| Fire Services & Emergency Management | <p>Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.</p> <p>Being assisted living facilities in the building code may require sprinklered buildings; (Building Services can confirm) the owners need to be aware that water requirements may be a challenge.</p> |
| Capital and Engineering Services | <p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • Prior to issuance of future DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities and street lighting with all necessary utility providers to the satisfaction of the County • Prior to issuance of future DP, the applicant is required to submit a Construction Management Plan for proposed development in accordance with County's servicing standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As part of the application, the applicant provided a Shallow Subsoil and Groundwater Site Investigation prepared by Almor Testing Services Ltd. dated March, 2024. The report evaluated the onsite subsurface soil conditions and provides various recommendations to be incorporated in the future design of the onsite facilities and construction practices. |

| AGENCY | COMMENTS |
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| | <p>These recommendations include design and construction of site grading, underground services, stormwater infrastructures, foundation requirements, pavement structures and other relevant items.</p> <ul style="list-style-type: none"> The investigation indicated that presently, groundwater is not a consideration. Prior to issuance of future DP, the applicant shall provide an updated geotechnical report addressing a groundwater assessment in accordance with the County's servicing standards. <p>Transportation:</p> <ul style="list-style-type: none"> The development is proposed to gain access via Glenview Road. The applicant provided RVC Assisted Living TIA for the proposed development prepared by ISL Engineering and Land Services Ltd., December 2020. The TIA considers the assisted living facility to have 100 units for the 2020 horizon with an eventual 400 units at the 2040 horizon. The TIA considered offsite impacts to the road network and key intersections based on the growth of background traffic as well as with the addition of the proposed development. As per the TIA, for the 2040 horizon, the intersection of Highway 1A / Glenview Road fails northbound movements. Traffic signal warrant was checked for the intersection and concluded that signalization is not warranted. Given that, a signal would be a major impedance to the main through traffic on the highway, and that the volume of traffic from the site subject to longer delays is relatively low, it is appropriate not to install signal to resolve failing northbound movements. The TIA confirmed the current left and right turn lanes at the intersection of Highway 1A/Glenview Road have sufficient storage capacity. A delineation illumination is warranted for Highway 1A / Glenview Road in 2040 post development. The applicant provided a Trip Generation Comparison letter prepared by ISL Engineering and Land Services Ltd., dated March 14, 2024. The TIA considers the proposed development to have 44 units of senior assisted and independent living at stage 1 and 90 units at full buildout stage. The report concluded that the trip generation of stage 1 is similar to stage 1 of the 2020 TIA and the trip generation of full build is lower than the full build of the 2020 TIA and therefore no updates to the TIA are required. At the time of future DP for each applicable phase, the applicant will be required to submit an updated TIA taking into consideration the existing background traffic, traffic to be generated from the proposed development phase and any other traffic from other approved developments in proximity. If any improvements are required to be implemented to support the proposed development phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades. As per the County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. Prior to issuance of future DP, applicant/owner may be required to enter into a Development Agreement for the construction of Regional Transitional Paved Road along the Glenview Road ROW from site access to Hwy 1A with associated infrastructure including paved approach to site in accordance with Rocky View County Servicing Standards. |

| AGENCY | COMMENTS |
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| | <ul style="list-style-type: none"> • Prior to issuance of future DP, the applicant will be required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at the time of approval, for the total gross acreage of the lands proposed to be developed. • It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant submitted a Site Servicing Study (Water, Sanitary) for Assisted Living Development, prepared by ISL Engineering, dated November 29, 2024. • As per the report, the site is expected to generate approximately 23 m³/day of a typical residential wastewater from 90 units without the water reuse and 6.4 m³/day of a commercial wastewater from the café. • There is currently no municipal sanitary infrastructure adjacent to the property to which wastewater may be discharged. The closest municipal sanitary connection is located in the community of Gleneagles within the town of Cochrane town limit less than 3 km to the west of the site. The Glenbow Ranch ASP and current Town of Cochrane policy do not support external sewage discharge into existing Town of Cochrane wastewater infrastructure for treatment and disposal. Therefore, the report suggests that residential wastewater will be treated onsite while the commercial wastewater is proposed to be removed from site utilizing tank and haul. • The residential wastewater is proposed to be treated on site by a septic field that utilizes pretreatment through a package sewage treatment system. Based on a design volume, the recommended treatment field size would be approximately 2,550 m². • In accordance with Alberta Private Sewage System Standard of Practice, on-site wastewater treatment system exceeding 9 m³ per day design capacity should evaluate following: <ul style="list-style-type: none"> ○ capacity of the surficial and underlying lithology to receive and transport the added wastewater effluent, ○ near-surface groundwater conditions and the potential for groundwater mounding ○ assess the impact of the added effluent on groundwater quality and receiving surface water. • The applicant provided a pre-liminary assessment for the above requirements. However, it doesn't fully address all the required items as per the Alberta Private Sewage System Standard of Practice. The applicant also provided options to implement the wastewater effluent re-use within all the units to reduce the size of the septic field. However, it is unclear at this time how the effluent re-use will be employed as well as its effectiveness to treat the wastewater effluent. • Given the magnitude of proposed development, requirement of an oversized septic field and inadequacy of lithology and hydrogeological study for higher effluent, Engineering does not support the proposed sanitary servicing as it is unclear at this time the potential impact of proposed septic system on the groundwater, receiving surface water and the environment. <p>Water Supply and Waterworks:</p> |

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| | <ul style="list-style-type: none"> • As per the Site Servicing Brief, the average water demand for the proposed development is approximately 31 m³/day. • Water servicing for the proposed Assisted Living development will utilize the water distribution system by Rocky View Water Co-op. The water distribution system will provide treated potable domestic water and fire flows to the proposed development. The nearest watermain is 100 mm HDPE line about ¾ mile away from the proposed development, which is sufficient for project build out. • As per the servicing brief, the existing 100mm HDPE line in the vicinity is not sized to supply adequate fire flows. The site will have its own onsite water reservoir completed with a dedicated fire pump and booster pumps to supply fire flow and potable water. In addition, hydrants will be located throughout the site for fire coverage. • As part of the application, the applicant provided an email from Rocky View Water Co-op pertaining to the previous application that there may be upgrades required to their system to service the proposed development and maintain adequate pressure to the existing users. The applicant also provided a confirmation letter from Rocky View Water Co-op that an adequate and continuous piped water supply is available for the proposed development. • Prior to issuance of future DP, the applicant shall enter into development agreement and complete the necessary upgrades to Rocky View Water Co-op distribution system to their satisfaction to service the proposed development. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As part of the MSDP, the applicant provided a stormwater management report, prepared by ISL Engineering & Land Servicing Ltd., dated March 20, 2024. As per the Stormwater Study, a permissible discharge of 0.99 l/s/ha will be implemented for the design of stormwater management system for full build out in accordance with Bearspaw-Glenbow Master Drainage Plan and the Glenbow Ranch ASP Master Drainage Plan while using an on-site storage pond to detain any excess runoff generated due to development. The stormwater management systems consist of a storm wet pond located at the west portion of the site. A control structure composing of an orifice and a weir for runoff release control will be designed at the outlet of the pond. • At the time of future DP, the applicant will be required to provide a detailed stormwater management plan and design drawings for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Stormwater Study, Glenbow Ranch ASP Master Drainage Plan, the County's Servicing Standards, Alberta Environment regulations and best practices. • Prior to issuance of future DP, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction of proposed infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices. |

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| Agriculture & Environment Services | <ul style="list-style-type: none"> • It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development. <p>Environmental:</p> <ul style="list-style-type: none"> • As per the stormwater study, two wetlands have been identified within the subject site, one is a Class II temporary wetland near northwest boundary and another is a Class III seasonal wetland beside the east boundary. At the time future DP, the applicant/owner will be required to provide a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetlands and the impacts, the proposed development will have on the wetlands. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetlands. • The applicant will be responsible for obtaining all required AEP approvals for wetland disturbance. • In accordance with submitted conversation with Alberta Historic Resources Management, A Historical Resources Act approval will be required prior to the onset of development activities. Prior to issuance of future DP, the applicant shall provide a document showing Historic Resource Act Clearance by Alberta Historic Resources Management for proposed development. • The applicant shall obtain all the required permits/approvals for the proposed development related to all applicable municipal, provincial, and federal legislation, regulations, and policies. <p>No response received.</p> |

Circulation Period: December 11, 2023, to January 17, 2024.